

Planning Statement

Clays Farm, Yapton, Sussex

Prepared by Black Box Planning
on behalf of *Aster Communities*



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Contents

1.	Introduction	2
2.	Background	5
3.	The Proposed Development	7
4.	Planning Policy	11
5.	Assessment of Proposed Development	18
6.	Summary and Conclusions	28

Appendix 1 – Schedule of Accommodation

1. Introduction

1.1. This Planning Statement has been prepared by Black Box Planning Ltd on behalf of Aster Communities ('the Applicant'), to support a reserved matters planning application at Clays Farm, Yapton (the Site). This is subsequent to an outline planning application for the land (application ref Y/62/18/OUT) approved at appeal on 25th February 2020 for residential development comprising 33 no. units, access and associated works. The outline permission reserved all matters with the exception of details of access to the public highway. This reserved matters application therefore seeks approval for all outstanding matters; appearance, landscaping, layout and scale. The description of development is:

"approval of reserved matters following outline consent Y/62/18/OUT for residential development comprising 33 no. units, access, landscaping and associated works" (the 'Proposed Development').

1.2. Aster Group intend to deliver the entirety of the 33 dwellings as affordable housing units which, will provide a significant additional benefit over and above the 30% affordable provision secured through the Section 106 Agreement under the approved outline planning application.

1.3. The Proposed Development by Aster Communities is part of Aster Group's wider ambition to deliver 1,000 new affordable homes per year across the South and South West of England which is facilitated by grant funding from the Homes England Shared Ownership and Affordable Homes Programme 2016-2021 and the incoming Affordable Homes Programme 2021-2026. This delivery will contribute to the range of homes already managed by the company which comprise c.31,000 properties which benefit c.90,000 customers. All profits are re-invested in the provision of more affordable homes given Aster is a 'not for dividend' company.

1.4. Over the next seven years, the company plans to invest £2 billion on over 10,700 new homes across the 11 counties it operates in. Aster Group is at no obligation to deliver these grant-aided homes in a specific location although the site at Yapton offers the opportunity to deliver much needed affordable housing for Arun District.

1.5. Early engagement with Council's Housing Strategy and Enabling Officer confirmed the shortfall in affordable housing provision across the District with 1,036 applicants on the Council's Housing Register and also confirmed the in-principle support for the proposed mix of affordable housing units within the scheme (further detailed in Section 5).

1.6. The Planning Statement accompanies a range of documents and plans as follows:

Plans

- Location Plan (ref: LP.01 – Rev A);
- Site Layout (ref: SL.01 – Rev A);
- Boundary Materials Layout (ref: BML.01 – Rev A);
- Dwelling Materials Layout (ref: DML.01 – Rev A);
- Parking Strategy Layout (ref: PSL.01 – Rev A);
- Refuse Strategy Layout (ref: RSL.01 – Rev A);
- Street Elevations (ref: SE.01 – Rev A);
- Elevation and floor plans (see Drawing Issue Register);
- Garages and sheds - floor plans and elevations;
- Swept Path Analysis – Refuse Vehicle Entering (ref: MBSK210112-01 – Rev P1)(Mayer Brown);
- Swept Path Analysis – Refuse Vehicle Exiting (ref: MBSK210112-02 – Rev P1)(Mayer Brown);
- Forward Visibility Around Site (ref: MBSK210112-03 – Rev P1)(Mayer Brown);
- 2x2m Pedestrian Intervisibility (ref: MBSK210112-04 – Rev P1)(Mayer Brown);

- Internal Junction Visibility (ref: MBSK210112-05 – Rev P1)(Mayer Brown);
- Play Area Details Plan (RPS); and,
- Soft Landscaping Plan (RPS).

Documents

- Design Response Document (Thrive Architects);
- Drainage Strategy Technical Note and plans (x2)(Hydrock);
- Tree Survey and Arboricultural Impact Assessment (RPS);
- Tree and Scrub Palette - Planting Schedule (RPS);
- Soft Landscaping Specification (RPS); and,
- Tree Pit Details (RPS).

2. Background

- 2.1. The outline planning application was originally submitted in July 2018 (ref: Y/62/18/OUT) with the following description of development:

“outline application with some matters reserved (appearance, landscaping, layout & scale) for 33 No. residential dwellings, access, landscaping & associated works.”

- 2.2. The planning application was refused by Arun District Council (ADC) on 27th June 2019, despite an Officer recommendation to approve, based on a single reason for refusal relating to the loss of high grade agricultural land.
- 2.3. This refusal was appealed (with a PINS Start Letter dated 19th November 2019) and outline planning permission subsequently approved (appeal ref: 19/3234972) on 25th February 2020.
- 2.4. The quantum of housing sought was split between 23 market units and 10 affordable units (30%). The associated Section 106 Agreement (dated 18th February 2020) specifies provision of 30% affordable housing.
- 2.5. The outline planning permission included details of access, therefore a future reserved matters application would be required to seek approval of; landscaping, scale, layout and appearance. This was confirmed by condition no.2 of the Decision Notice.
- 2.6. Condition 5 of the Decision Notice listed the approved plans as:
- 100 Rev P01 (i.e. the Site Location Plan); and,
 - Figure 4.1 in the Transport Statement dated July 2018 (i.e. the plan setting out the detail of the site’s junction access onto North End Road).

- 2.7. A Proposed Site Layout Plan (ref: 1827-101-P03) was submitted with the planning application although was considered illustrative (layout was not a matter for determination under the outline application) and as such did not form an approved plan.
- 2.8. The reserved matters application will thus consider the detail of the site layout to deliver the quantum of new homes approved under the outline application.
- 2.9. There are other relevant planning conditions which have informed the approach to the Reserved Matters layout, as below:
- Condition no.6: *“details of landscaping submitted in relation to Condition 2 shall include the identification of all existing trees and hedgerows on the land that are to be retained, and how they will be protected during the course of the construction of the development hereby permitted.”*
 - Condition no.16: *“twenty-five percent (25%) of the total number of 1, 2 and 3 bed dwellings within the development hereby permitted shall be designed and then constructed to comply with Building Regulations optional requirement M4(2) (accessible and adaptable dwellings)”.*

3. The Proposed Development

3.1 This planning application seeks the following:

“approval of reserved matters following outline consent Y/62/18/OUT for residential development comprising 33 no. units, access, landscaping and associated works” (the ‘Proposed Development’).

3.2 A detailed summary of the Proposed Development is below:

- the provision of 33 dwellings which will entirely comprise affordable housing ((12 no. affordable rented and 21 no. intermediate (shared ownership) tenures));
- associated resident and visitor parking;
- footpaths through the site which also provide linkages to separate development sites to the north and south;
- a Local Equipped Area for Play (LEAP) and a Local Area for Play (LAP);
- planting and landscape buffers on the boundaries of the site; and
- a SuDS pond to provide suitable surface water attenuation.

Layout and Scale

3.3 The Proposed Development would ensure the delivery of the following mix of dwellings:

Table 1: Proposed Dwelling Mix

Dwelling Type	Number of units	Percentage	
2 bedroom (4P) house	13	39.4%	
3 bedroom (5P) house	14	42.4%	
4 bedroom (6P) house	3	9.1%	18.2%
4 bedroom (7P) house	3	9.1%	
TOTAL	33	100%	

3.4 The various elevational plans submitted with the application demonstrate how the development will entirely comprise two-storey houses.

3.5 The detailed layout is landscape-led and has ensured that the Proposed Development observes root protection areas of sensitive trees and retains existing higher quality hedgerows.

3.6 The internal layout of the estate road has been subject to detailed vehicle tracking which, demonstrates that refuse vehicle can adequately serve the site. A separate Refuse Strategy Plan highlights the distribution of bin storage and collection points for all residential properties.

3.7 A Car Parking Layout Plan illustrates the Proposed Development's approach to parking provision both for residents and visitors. The quantum proposed is based on the standards in the Arun Parking Standards Supplementary Planning Document (SPD) January 2020.

Landscaping

- 3.8 Details are submitted with the planning application illustrating the proposed landscape strategy for the Proposed Development which carries forward the aspirations set out in the outline application. The layout is focused around a large central area of greenspace which, incorporates the Local Equipped Area for Play (LEAP) and Local Area for Play (LAP). This area is connected by a footpath linking the site to the neighbouring sites which are subject to separate development proposals (to the south a pending reserved matters application for 38 units ref: Y/71/20/RES and, to the north an approved reserved matters application for 45 dwellings (ref: Y/39/20/RES). The latter is also subject to a new reserved matters application (ref: Y/146/20/RES) which, is currently pending consideration. These applications also demonstrate footpath connections to the site boundary.
- 3.9 Further, landscape buffers are proposed of the periphery of the Site's boundaries to create suitable transition to the countryside to the west and, to soften the grain of urban development taking into account neighbouring developments.
- 3.10 The landscape strategy and supporting landscape plans ensure compliance with condition no.6 of the outline planning permission regarding identification of all existing trees and hedgerows on the land that are to be retained.

Appearance

- 3.11 The submitted elevation plans for the various house types illustrate the design approach to the scheme. These comprise houses with tile hanging features on key elevations across the site enabling visual interest and a design approach that is consistent with neighbouring schemes. The remainder of the units will comprise facing brick elevational treatments.

Pre-application advice

3.12 Initial discussion was undertaken with the Case Officer for the outline application in the emergence of the detailed reserved matters proposals. Relevant considerations that were given to the scheme following this feedback were:

- the footpath links to the boundary of the Site have been designed to match in width and location to the footpaths being provided on neighbouring sites, surfacing treatments will be considered as part of relevant planning conditions;
- the area of public open space on the layout plan is annotated to illustrate the quantum of area provided;
- the parking strategy considers the garages as half a parking space in line with the Arun Parking Standards SPD;
- plots on the eastern boundary respect flank to rear standards set out in the Arun Design Guide in relation to the recently approved scheme at the Steddles (ref: Y/121/19/PL); and,
- a Schedule of Accommodation is included at appendix 1 to illustrate no. of bedrooms/no. of persons, and internal space standards.

4. Planning Policy

- 4.1. This section of the report will examine the adopted Development Plan relevant for the area as well any supplementary planning documents.
- 4.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the Development Plan unless there are material considerations which indicate otherwise.
- 4.3. The adopted Development Plan in this instance comprises:
- the Arun Local Plan (July 2018); and,
 - the Yapton Neighbourhood Plan (October 2014).
- 4.4. Relevant material considerations comprise national planning policy and local planning policy guidance, specifically:
- National Planning Policy Framework (2019);
 - Planning Practice Guidance;
 - Open Space, Playing Pitches, Indoor and Built Sports Facilities SPD (January 2020);
 - Arun District Design Guide SPD (January 2021); and,
 - Arun Parking Standards SPD (January 2020).
- 4.5. The below lists those policies within the Development Plan which will be of most relevance to the consideration of the reserved matters planning application for the Proposed Development. The details of these policies are referred to in Section 5 'Assessment of Proposed Development'.

Arun Local Plan (2018)

- 4.6. Policy SD SP1 '*Sustainable Development*' mirrors the presumption in favour of sustainable development set out in the NPPF.
- 4.7. Policy GI SP1 '*Green Infrastructure and Development*' states that Green Network Maps for each parish should be considered at the early stage of the design process for major development proposals and provide for consider connections between them. The Green Infrastructure Map for Yapton Parish identifies the public right of way (footpath) running along part of the southern boundary of the site.
- 4.8. Policy LAN DM1 '*Protection of Landscape Character*' considers that development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas.
- 4.9. Policy H DM1 '*Housing Mix*' sets out that the Council will seek a mix of dwelling types and sizes, to include affordable housing units, that adhere to the latest Homes and Communities Agency design guidance. For developments of 11 units or more the Council shall require a balanced mix of market and affordable dwelling sizes including family sized accommodation based on the most up to date SHMA recommendations. Over the Plan period a proportion of the housing provided should be of a type that meet the needs of older people, as identified in the most recent SHMA. Such housing could be provided as part of the general mix of one and two bedroomed homes but should be designed to meet the needs of older people.

4.10. Policy AH SP2 '*Affordable Housing*' seeks 30% affordable housing provision on sites. The Council will negotiate the affordable housing tenure mix on development sites from an initial position of 75% rent and 25% intermediate housing. Affordable housing must be visually indistinguishable from market housing with large groupings of single tenure dwellings or property types avoided. Affordable housing units shall be permitted in small clusters throughout development schemes. The affordable dwelling mix should comprise of the following range of homes unless evidence indicates otherwise.

- 1 bedroom 35 – 40%
- 2 bedroom 35 – 40%
- 3 bedroom 15 – 20%
- 4+ bedroom 5 – 10%

4.11. Policy D SP1 '*Design*' seeks development proposals to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

4.12. Policy D DM1 '*aspects of form and design quality*' sets out a range of design considerations that the Council will have regard to in assessing development proposals. These include:

- character - making the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area;
- appearance / attractiveness;
- impact - avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance on neighbouring properties;
- innovation – embracing innovative design;

- adaptability – housing should be adaptable changing needs of occupants (for example ageing users, family circumstances);
- crime prevention – for example through natural surveillance;
- trees and woodland – development will be expected to incorporate existing and new tree planting as an integral part of development proposals;
- solar gain – the layout of housing should ideally be positioned within a 15-20 degree margin broadly south;
- public realm – focus on creation of attractive and successful outdoor areas;
- layout / movement – encourages the utilisation of existing networks or improve access via delivery of a variety of integrated networks;
- layout / legibility;
- public art;
- density - the density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness;
- scale; and
- aspects of form and design quality – development to comply with the Arun District Design Guide.

4.13. Policy D DM2 '*Internal Space Standards*' refers to Nationally Described Space Standards to provide guidance on achieving suitable dwelling sizes.

4.14. Policy ECC SP1 '*Adapting to Climate Change*' requires development to be designed to be robust to climate change including through provision of Sustainable urban Drainage Systems (SuDS).

- 4.15. Policy ECC SP2 '*energy and climate change mitigation*' seeks development to demonstrate how they have been designed to be energy efficient through measures such as the layout promoting energy efficiency.
- 4.16. Policy QE DM2 '*light pollution*' seeks development to control light pollution.
- 4.17. Policy OSR DM1 '*Open Space, Sport & recreation*' seeks new housing developments to contribute toward open space provision in line with the guidance in the Open Space Study.
- 4.18. Policy T SP1 '*Transport and Development*' amongst other factors seeks development to be incorporated into the District's green infrastructure network and give priority to pedestrian and cycle movements. It also requires car parking to be in line with West Sussex County Council and guidance in the Arun Design Guide.
- 4.19. Policy WM DM1 '*Waste Management*' states that new residential development, will be permitted provided that it is designed to ensure that kerbside collection is possible for municipal waste vehicles.
- 4.20. Policy T DM1 '*Sustainable Travel and Public Rights of Way*' – requires cycle storage to be included within development in line with West Sussex County Council standards. The policy also seeks development to contribute to the delivery of a joined up Public Right of Way network.
- 4.21. Policy ENV SP1 '*Natural Environment*' seeks to encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment.
- 4.22. Policy ENV DM4 '*Protection of Trees*' seeks to supported development where it can be demonstrated that any trees contributing to local amenity would not be damaged or destroyed unless development would result in loss of trees for good arboricultural practice or where the benefits of development outweigh the loss of trees. Such proposals should be supported by tree surveys and arboricultural impact assessments.

4.23. Policy W SP1 '*Water*' encourages development to make active use of surface water as a design feature.

4.24. Policy W DM3 '*Sustainable Urban Drainage Systems*' encourages such features to be included within development sites and be well integrated into the overall design of a development.

Yapton Neighbourhood Plan

4.25. Policy H2 '*Dwelling Sizes*' seeks developments of 15 or more units to provide a mix of dwelling sizes (market and affordable) to fall within the following ranges:

- 1-bed dwellings: 10-15% of all dwellings
- 2-bed dwellings: 25-35% of all dwellings
- 3-bed dwellings: 45-55% of all dwellings
- 4+-bed dwellings: 5-10% of all dwellings

4.26. Policy H3 '*Dwellings appropriate for the needs of older people*' seeks developments of five or more dwellings to ensure that a minimum of 25% of the 1-, 2- and 3-bed dwellings provided are delivered to Lifetime Homes standards.

4.27. Policy E3 '*Protection of natural habitats*' seeks to avoid development proposals causing unacceptable harm to existing areas of natural habitat.

4.28. Policy E4 '*Minimising the environmental impact of development*' states that development will be expected to retain well-established features of the landscape, including mature trees, species-rich hedgerows and ponds. If there is significant loss of trees and shrubs as part of development, then new provision will be expected elsewhere on the site.

4.29. Policy E11 '*Minimising the Impact of Flooding from Development*' requires that appropriate surface water drainage is included within development proposals.

4.30. Policy PK1 '*Parking standards for new residential development*' states that for all new residential developments, the following minimum standards shall apply for the provision of off-road parking:

- 1-bed house/flat 1 off-road car parking space
- 2-bed house/flat 2 off-road car parking spaces
- 3-bed house/flat 2 off-road car parking spaces
- 4-bed house/flat 3 off-road car parking spaces
- 5+ bed house/flat 4 off-road car parking spaces

Relevant Material Considerations

4.31. Alongside the Development Plan there are other relevant material considerations which are important in the determination of the planning application. These sources are identified below and referred to in Section 5 '*Assessment of Proposed Development*' of this Statement.

- National Planning Policy Framework (2019);
- Planning Practice Guidance;
- Open Space, Playing Pitches, Indoor and Built Sports Facilities SPD (January 2020);
- Arun District Design Guide SPD (January 2021); and,
- Arun Parking Standards SPD (January 2020).

5. Assessment of Proposed Development

- 5.1. This section provides an assessment of the Proposed Development (as detailed in Section 3) in the context of the Development Plan and other relevant material considerations (as detailed in Section 4).
- 5.2. The outline planning application has established the principle of development for no.33 dwellings on the Site along with the proposed access from the public highway.
- 5.3. This reserved matters application is limited to the consideration of; appearance, landscaping, layout and scale.
- 5.4. This Planning Statement thus considers the merits of the Proposed Development under the following headings:
- Housing mix and affordable housing provision;
 - Layout;
 - Scale and appearance;
 - Access, movement and parking;
 - Landscape and open space;
 - Surface water drainage;
 - Residential amenity; and,
 - External and internal space standards.

Housing Mix and Affordable Housing Provision

5.5. The housing mix is not specified in the outline planning permission. The Section 106 Agreement requires a minimum of 30% of all residential dwellings to be provided as affordable housing units which, for the 33 unit scheme would be calculated as 9.9 units. The S106 also requires the tenure breakdown of these units to comprise 75% rented and 25% intermediate housing units with a shared ownership lease. The S106 requires an affordable housing scheme to be submitted to and approved in writing by the Local Planning Authority (LPA) prior to commencement of development.

5.6. Condition no.16 requires that 25% of the total number of 1, 2 and 3 bed dwellings should be designed and then constructed to comply with Building Regulations optional requirement M4(2) (accessible and adaptable dwellings). This provision is made within the Proposed Development as is illustrated on the Schedule of Accommodation (appendix 1).

5.7. Policy AH SP2 of the Local Plan requires the following mix of affordable dwellings unless evidence indicates an alternative mix should be provided:

- 1 bedroom 35-45%;
- 2 bedroom 35-40%;
- 3 bedroom 15-20%; and,
- 4+ bedroom 5-10%.

5.8. Further, Policy H2 of the Yapton NP requires developments of fifteen or more dwellings to provide a mix of dwelling sizes (market and affordable) that fall within the following ranges:

- 1-bed dwellings: 10-15% of all dwellings;
- 2-bed dwellings: 25-35% of all dwellings;
- 3-bed dwellings: 45-55% of all dwellings;

- 4+ bed dwellings: 5-10% of all dwellings.

5.9. The entire scheme is now proposed to be delivered as an affordable housing scheme by Aster Communities. For the purposes of the S106 Agreement, a separate affordable housing plan will be submitted confirming which specific units are secured under provision of the Agreement.

5.10. The overall proposed mix of units is:

- two-bedroom houses – x13 units (39%);
- three-bedroom houses – x14 units (42%); and,
- four-bedroom houses – x6 units (18%).

5.11. In terms of tenure split, 10 of the units will be secured under the provision of the S106 Agreement ((7x affordable rent (70%) and, 3x shared ownership (30%)). However, in the scheme overall there will be 12x affordable rented units and 21x shared ownership units. A more detailed breakdown of each unit is provided on the Schedule of Accommodation (appendix 1).

5.12. The proposed mix of units has been put forward to ensure a broad range of affordable homes can be delivered across the Proposed Development. Early dialogue with the Council's Housing Strategy and Enabling Officer has informed the approach to provision on the Site and specifically the need for the affordable rented tenure. Through this dialogue it was confirmed that the Housing Register totals some 1,036 applicants which, clearly highlights the significant need for the delivery of affordable housing in the area. Further, the Officer confirmed there would be no objection to the proposed housing mix which comprised the same split of 2, 3 and 4 bedroom units as currently proposed.

- 5.13. This confirmation is considered suitable in demonstrating full compliance with Policy AH SP2 which states that the preferred housing mix should be followed 'unless evidence indicates otherwise'. This evidence is also important to consider in the application of Policy H2 of the Neighbourhood Plan. The mix of two and three bedroom units is broadly consistent with the Neighbourhood Plan policy although there is a greater proportion of four-bedroom units as opposed to one-bedroom units. This approach is based on the suitability of the site to accommodate larger family homes and the support from the Housing Enabling Officer regarding the proposed mix.

Layout

- 5.14. Policy D SP1 requires development to reflect the characteristics of the site and local area in respect of its layout. The Arun Design Guide also requires that schemes are informed by an analysis of the context of the area.
- 5.15. Paragraph 124 of the National Planning Policy Framework (NPPF) states: *"the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities"*.
- 5.16. The proposed Site Layout Plan (ref: SL.01 Rev P6) submitted with this reserved matters planning application is consistent with the principles and broad distribution of housing and open space set out on the Illustrative Masterplan submitted with the outline planning application. The detailed components of the layout have also been informed by an analysis of this context. The site responds to the recently approved neighbouring development schemes to the north, south and east of the Site. These comprise a scheme for 38 dwellings to the south (pending reserved matters application Y/71/20/RES); a scheme for 45 dwellings to the north (approved reserved matters application Y/39/20/RES and pending reserved matters scheme Y/146/20/RES), and an approved full application for 11 units to the east of the site (ref: Y/121/19/PL).

- 5.17. Opportunities have also been taken within the site boundaries to create a strong relationship of housing to the area of open space which, incorporates a LEAP and LAP. In particular, the position of plots 6 and 7 ensure overlooking of the open space which, also offers the benefit of maximising solar gain. Plot 6 has been designed with a well fenestrated southern flank elevation in this respect.
- 5.18. The accompanying Design Response Document sets out how the scheme has been informed by, and responds to, the key design aspiration set out in the Arun Design Guide SPD (2021).
- 5.19. As such, the Proposed Development is compliant with policies, D DM1 and S SP1 of the Local Plan, the Arun Design Guide, and Paragraph 124 of the NPPF.

Scale and appearance

- 5.20. Policy D DM1(14) of the Local Plan requires that: *"the scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement"*. Again, Policy D SP1 'Design' seeks proposals to reflect characteristics of the site through scale, materials and architectural features.
- 5.21. The predominance of two storey dwellings is in keeping with the character of existing development including the two storey houses along North End Road and ensures that the Proposed Development reflects the built form and massing in this part of Yapton.
- 5.22. The planning application includes detailed proposed elevations of the units. This includes variation between units in elevational treatments with the inclusion of tile-hanging on prominent plots and those overlooking the open space. The proposed distribution of these plots is set out on the Dwelling Materials Layout Plan (ref: DML.01 Rev P1).
- 5.23. Architectural details prevalent in the local area are to be reflected in the architectural treatment, including the use of lean to porches, corbelling, brick dentil, brick sills and lintels. Roofscapes take the form of gable ends with instances of half dormers to create interest in some select locations.

5.24. This element of the Proposed Development is thus compliant with Policies D DM1 and D SP1 of the Local Plan.

Access, Movement and Parking

5.25. The broad internal road layout is consistent with the principles established under the outline planning application. Refuse vehicle tracking plans are submitted to demonstrate the ability of the road layout to accommodate suitable turning movements.

5.26. The submitted Refuse Strategy Layout (ref: AHL.01 Rev P1) shows how the refuse vehicle route is within appropriate distance of bin collection points and also illustrates the bin storage locations for each residential property.

5.27. The vehicle access strategy for the Site was approved with the outline planning application which secures provision of vehicular access to North End Road.

5.28. The internal layout of the Site ensures strong pedestrian and cyclist permeability and allows for connectivity along footpaths to the boundary of the Site which, would tie in with separate proposals for footpaths on neighbouring land to the north and south which, are subject to approved and pending planning applications.

5.29. Conversely, the approved Steddles scheme to the east (ref: Y/121/19/PL) turns its back on the Clays Farm site so does not offer the opportunity to provide a connection through to it.

5.30. In terms of car parking, the submitted Parking Strategy Layout Plan (ref: PSL.01 Rev P1) illustrates the approach to residents and visitor parking across the Site. This ensures compliance with the Arun District Parking Standards SPD. The SPD identifies the Yapton area as within 'Parking Behaviour Zone 1' which requires the following provision:

- 1 bedroom property – 2 parking spaces

- 2 bedroom property – 2 parking spaces
- 3 bedroom property – 2 parking spaces
- 4+ bedroom property – 3 parking spaces

5.31. In addition, visitor parking is proposed equating to 9 spaces which exceeds the minimum requirement of 20% set out in the Parking Standards SPD.

5.32. It is noted that the SPD considers garages to be counted as 0.5 parking spaces for the purposes of compliance with the standards. However, the full parking requirement on Site is achieved with standard parking spaces.

5.33. Although it is noted the Neighbourhood Plan has its own parking standards in Policy PK1, a recent Officer Report for a neighbouring planning application to the north of the site (ref: Y/39/20/RES), considered that Policy PK1 has a lower weight given the subsequent adoption of the Arun Parking Standards SPD (January 2020).

5.34. In relation to cycle parking, the Parking Strategy Layout Plan indicates provision of secure cycle storage which is either accommodated in garages or sheds within rear gardens of some of the plots.

5.35. The Proposed Development is thus compliant with policies T SP1 and WM DM1 of the Local Plan and, the Arun District Parking Standards SPD, January 2020.

Landscape and Open Space

5.36. The provision of public open space on Site accords with that shown on the illustrative layout under the outline planning application. The Section 106 Agreement for the outline application requires provision of both a LEAP and a LAP of specified size.

- 5.37. The Arun Open Space, Playing Pitches, Indoor and Built Sports Facilities SPD sets out Fields in Trust guidance that LAPs should comprise minimum dimensions of 10x10 meters (equating to 100 sq.m) with a 5m minimum separation between activity zone and the boundary of dwellings. In relation to LEAPs the guidance states that they should comprise minimum dimensions of 20x20 meters (equating to 400 sq.m) with a 20m minimum separation between activity zone and the boundary of dwellings.
- 5.38. The reserved matters application comprises detailed plans illustrating the design of the LEAP and LAP including play equipment details. This demonstrates that the size of these areas accord with the requirements of the Open Space SPD and the Section 106 Agreement.
- 5.39. As mentioned above, the open space area is well connected with the proposed dwellings within the site and to neighbouring sites through the provision of footpaths linking north and south. The southern connection also allows access to the Public Right of Way which runs alongside the site boundary.
- 5.40. The approach to the landscape strategy has been informed by characteristics of the Site and its existing landscape features. The submitted Tree Survey and Arboricultural Impact Assessment set out how existing trees and their associated root protection areas have been safeguarded wherever possible.
- 5.41. The Detailed Soft Landscaping Plan and Planting Schedule demonstrate how the scheme seeks to create a high quality development and reinforce existing natural site features.
- 5.42. As such the Proposed Development complies with Policy LAN DM1, ENV DM4 of the Local Plan, Policy E4 of the Neighbourhood Plan, and the Arun Open Space, Playing Pitches, Indoor and Built Sports Facilities SPD.

Surface Water Drainage

- 5.43. The proposed layout plan incorporates a Sustainable Urban Drainage System (SuDS) basin to the east of the open space area. The position and size of the feature has been determined following infiltrating testing and surface water modelling, details of which are set out in the Drainage Assessment Note submitted with this planning application.
- 5.44. The basin's location to the east of the open space area allows the continuation of a green swath of land to the south of the Site as a key feature of the Proposed Development however, it does not count towards the quantum of public open space provision.
- 5.45. The design ensures the basin is well integrated with the development thus meeting the requirements of policies W SP1 and W DM3 of the Local Plan and Policy E3 of the Neighbourhood Plan.

Residential Amenity

- 5.46. Policy D DM1(3) of the Local Plan states that when considering aspects of design quality it is important that development is shown to: *"have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance."*
- 5.47. The Arun Design Guide (January 2021) includes guidance and recommended off set distances between residential properties in terms of rear, flank and front elevations. The submitted Design Response Document clarifies how these standards have been considered in developing the scheme and in particularly the set back from units from the approved Steddles scheme to the east of the Site (application ref: Y/121/19/PL).
- 5.48. Therefore the Proposed Development is compliant with Policy D DM1(3) of the Local Plan in terms of impact on neighbouring residential amenity.

External and Internal Space Standards

5.49. There are no policies in the Local Plan relating to garden sizes, however, the adopted Arun Design Guide SPD sets out standards for garden sizes as follows:

- Private Rear Garden: min. 10.5m depth; and,
- Private Front Garden: min. 2m depth.

5.50. The Proposed Development achieves generous provision of garden sizes as is set out on the submitted plans.

5.51. In relation to internal space standards, Policy D DM2 of the Local Plan '*Internal Space Standards*' sets out that the LPA will require internal spaces to be of an appropriate size to meet the requirements of all occupants and their changing needs and that Nationally Described Space Standards (NDSS) will provide guidance.

5.52. As set out on the Schedule of Accommodation the 6x three-bedroom 5 person houses (house type A30L) exceed the NDSS requirements. The dimensions of the other properties achieve at least 85% of the NDSS target which, is the standard required to meet Homes England's funding criteria for affordable housing units and thus enables Aster Communities to secure funding for, and deliver, the entirety of the development as an affordable housing scheme.

6. Summary and Conclusions

- 6.1. This Planning Statement has been submitted in support of a reserved matters planning application for appearance, landscaping, layout and scale for 33 units at Clays Farm, Yapton, pursuant to outline planning permission Y/62/18/OUT.
- 6.2. The detailed elements of the scheme submitted for consideration under the reserved matters application are consistent with the policies of the Arun Local Plan, the Yapton Neighbourhood Plan, Arun Design Guide SPD, Parking Standards SPD and other relevant guidance.
- 6.3. Furthermore the applicant, Aster Communities, intends to exceed the affordable housing requirement of 30% which is secured under the Section 106 Agreement for the outline planning permission, and deliver the entirety of plots as affordable housing units across both affordable rented (x12 units) and shared ownership (x21 units) tenures. This will make an important contribution to addressing the affordable housing needs in the District which, is illustrated by the significant figure of 1,036 applications on the Council's Housing Register.
- 6.4. The applicant welcomes dialogue with Officers through the determination of this planning application in order that the Proposed Development can be approved and ensure delivery of much needed affordable housing for the area.

Appendix 1:

Schedule of Accommodation



Schedule of Accommodation

NON S106 AFFORDABLE RENTED

House Type	No of Bedrooms	SqFt	No	Total SqFt
A22	2	759	3	2277
A30	3	905	2	1810
TOTALS			5	4087

Non S106 Affordable Rented plot areas (sqft)	4087
Net developable area (acres)	0.284
Coverage sqft/acre	14391

NON S106 AFFORDABLE SHARED OWNERSHIP

House Type	No of Bedrooms	SqFt	No	Total SqFt
A22	2	759	4	3036
A30L	3	1021	6	6126
MOU	3	970	3	2910
MYL	4	1136	2	2272
LEV	4	1214	3	3642
TOTALS			18	17986

Non S106 Affordable S O plot areas (sqft)	17986
Net developable area (acres)	1.444
Coverage sqft/acre	12456

S106 AFFORDABLE RENTED

House Type	No of Bedrooms	SqFt	No	Total SqFt
A20L	2	759	1	759
A22	2	759	3	2277
A30	3	905	2	1810
A40	4	1057	1	1057
TOTALS			7	5903

S106 Affordable Rented plot areas (sqft)	5903
Net developable area (acres)	0.409
Coverage sqft/acre	14433

S106 AFFORDABLE SHARED OWNERSHIP

House Type	No of Bedrooms	SqFt	No	Total SqFt
A22	2	759	2	1518
MOU	3	970	1	970
TOTALS			3	2488

S106 Affordable S O plot areas (sqft)	2488
Net developable area (acres)	0.263
Coverage sqft/acre	9460

SITE TOTALS	33	30464
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